

150.0

0001

0016.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

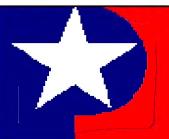
Total Card / Total Parcel

767,800 / 767,800

APPRAISED: 767,800 / 767,800

USE VALUE: 767,800 / 767,800

ASSESSED: 767,800 / 767,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
157		ROBBINS RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: MAKREDES CAROL M	
Owner 2:	
Owner 3:	

Street 1: 157 ROBBINS ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: MAKREDES GARY G &amp; CAROL M -

Owner 2: -

Street 1: 157 ROBBINS ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains .117 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1524 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5080		Sq. Ft.	Site		0	80.	1.13	9									457,919						457,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								5080.000		309,900				457,900		767,800							
Total Card								0.117		309,900				457,900		767,800		Entered Lot Size					
Total Parcel								0.117		309,900				457,900		767,800		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		503.81		/Parcel:		503.81		Land Unit Type:					

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	309,900	0	5,080.	457,900	767,800		Year end	12/23/2021
2021	101	FV	300,000	0	5,080.	457,900	757,900		Year End Roll	12/10/2020
2020	101	FV	299,600	0	5,080.	457,900	757,500	757,500	Year End Roll	12/18/2019
2019	101	FV	238,700	0	5,080.	429,300	668,000	668,000	Year End Roll	1/3/2019
2018	101	FV	240,400	0	5,080.	354,900	595,300	595,300	Year End Roll	12/20/2017
2017	101	FV	240,400	0	5,080.	326,300	566,700	566,700	Year End Roll	1/3/2017
2016	101	FV	240,400	0	5,080.	297,600	538,000	538,000	Year End	1/4/2016
2015	101	FV	234,300	0	5,080.	291,900	526,200	526,200	Year End Roll	12/11/2014

**Parcel ID**

150.0-0001-0016.0

!11707!

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAKREDES GARY G	46461-196		11/14/2005	Family		1	No	No	
MAKREDES GARY G	30529-568		8/11/1999		355,000	No	No		
JONES WARREN/JO	27374-555		6/10/1997		269,500	No	No	Y	

**PAT ACCT.**

11707

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2020	192	Inter Fi	12,000	O				

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
12/30/2008	Meas/Inspect	372	PATRIOT
11/19/1999	Meas/Inspect	272	PATRIOT
7/21/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>						<b>SKETCH</b>										
Type:	6 - Colonial			Full Bath:	1	Rating:	Good																		
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																			
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																			
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																			
Frame:	1 - Wood			1/2 Bath:		Rating:																			
Prime Wall:	4 - Vinyl			A HBth:		Rating:																			
Sec Wall:		%		OthrFix:		Rating:																			
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																					
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good																		
Color:	GREEN			A Kits:		Rating:																			
View / Desir:				Fpl:	1	Rating:	Average																		
<b>GENERAL INFORMATION</b>								WSFlue:		Rating:															
Grade:	C - Average			<b>CONDOS INFORMATION</b>																					
Year Blt:	1930	Eff Yr Blt:		Location:																					
Alt LUC:		Alt %:		Total Units:																					
Jurisdct:		Fact:	.	Floor:																					
Const Mod:				% Own:																					
Lump Sum Adj:				Name:																					
<b>INTERIOR INFORMATION</b>								<b>DEPRECIATION</b>								<b>REMODELING</b>									
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL	<b>RES BREAKDOWN</b>												
Prim Int Wal	2 - Plaster			Functional:			%	Interior:	1	7	3	M													
Sec Int Wall:	%			Economic:			%	Additions:																	
Partition:	E - Typical			Special:			%	Kitchen:																	
Prim Floors:	3 - Hardwood			Override:			%	Baths:																	
Sec Floors:	5 - Lino/Vinyl			Total:		31	%	Plumbing:																	
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>								Electric:													
Subfloor:				Basic \$ / SQ:	130.00	<b>COMPARABLE SALES</b>								Heating:											
Bsmnt Gar:	1			Size Adj.:	1.31162572	Rate	Parcel ID	Typ	Date	Sale Price			General:												
Electric:	2 - Good			Const Adj.:	1.15133882								Totals	1	7	3									
Insulation:	3 - Typical			Adj \$ / SQ:	196.316																				
Int vs Ext:				Other Features:	71500																				
Heat Fuel:	1 - Oil			Grade Factor:	1.00																				
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																				
# Heat Sys:	1			NBHD Mod:																					
% Heated:	100	% AC:		LUC Factor:	1.00																				
Solar HW:	NO	Central Vac:		Adj Total:	449108																				
% Com Wal		% Sprinkled		Depreciation:	139224	Juris. Factor:				Before Depr:	196.32														
				Deprecated Total:	309885	Special Features:	0			Val/Su Net:	104.48														
						Final Total:	309900			Val/Su SzAd:	195.27														
<b>MOBILE HOME</b>								WtAv\$/SQ:	AvRate:	Ind.Val															
Make:																									
Model:																									
Serial #:																									
Year:																									
Color:																									
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b> 150.0-0001-0016.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>							
More: N								Total Yard Items:				Total Special Features:				Total:									